



55 Melton Court Lindsay Road, Poole BH13 6BH
Guide Price £210,000 Leasehold





A bright and spacious two double bedroom retirement apartment, situated within a flat walk of Westbourne. Benefits include communal lounge, on-site restaurant, guest suite, landscaped gardens and ample car parking. Staffed and managed 24 hours a day.

- 2 DOUBLE BEDROOMS
- STAFF ON SITE 24HRS
- COMMUNAL AND VISITOR PARKING
- EXCELLENT LOCATION
- PASSENGER LIFT
- NO FORWARD CHAIN

Location

The property is located in Branksome Park, which covers some 600 acres of tree lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants. Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Property Comprises

A spacious 2 double bedroom, purpose built, third floor retirement apartment for over 65's. Melton Court is a well thought out retirement living complex and includes lovely communal gardens, communal dining room which serves lunch 7 days a week and staff on site 24 hrs a day. The apartment is located less than 200 metres away from a Tesco Superstore, and less than half a mile away from a Lidl store and Branksome Train Station with direct links to London, with Westbourne Shopping area a similar distance in the other direction.

The internal accommodation of the apartment briefly comprises of, a good size entrance hall, lounge dining room, fitted kitchen, two double bedrooms and a generous bathroom with, bath and wet room style walk in shower. The property is presently vacant ; No forward chain and has the added benefit of double glazed windows and gas fired central heating.

Term of Lease: 125 years from 1997

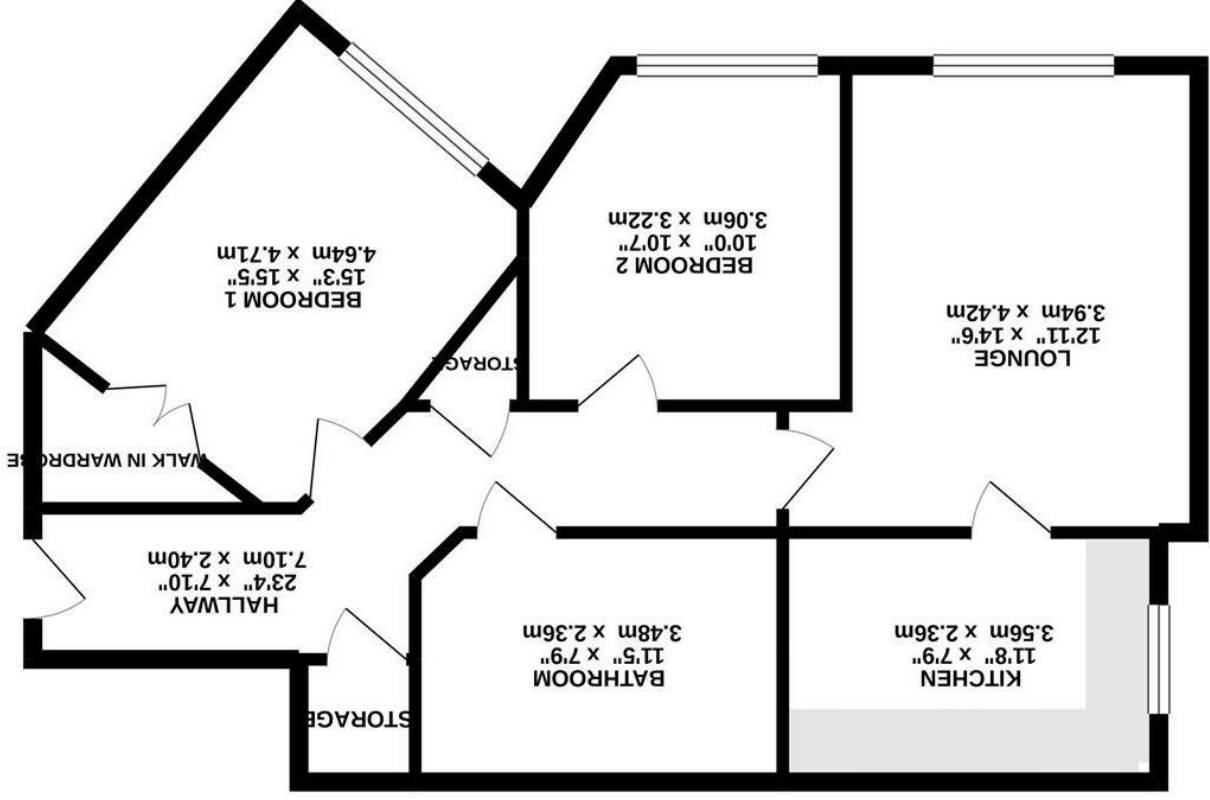
Maintenance Charges: Approximately £646.28 Per Calendar Month – this includes a cleaner once a week, building insurance & water charges etc

Ground Rent: N/A

COUNCIL TAX BAND: F EPC RATE: B



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operating or efficiency can be given.

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy Efficiency Class	A
Energy Consumption (kWh/m ² /year)	101.91
CO ₂ Emissions (kg/m ² /year)	18.40
CO ₂ Emissions Band	B
CO ₂ Emissions (kg/m ² /year)	18.40
CO ₂ Emissions Band	C
CO ₂ Emissions (kg/m ² /year)	18.40
CO ₂ Emissions Band	D
CO ₂ Emissions (kg/m ² /year)	18.40
CO ₂ Emissions Band	E
CO ₂ Emissions (kg/m ² /year)	18.40
CO ₂ Emissions Band	F
CO ₂ Emissions (kg/m ² /year)	18.40
CO ₂ Emissions Band	G
CO ₂ Emissions (kg/m ² /year)	18.40

Environmental Impact (CO ₂) Rating	
Environmental Impact Class	A
Environmental Impact (kg/m ² /year)	18.40
Environmental Impact Band	B
Environmental Impact (kg/m ² /year)	18.40
Environmental Impact Band	C
Environmental Impact (kg/m ² /year)	18.40
Environmental Impact Band	D
Environmental Impact (kg/m ² /year)	18.40
Environmental Impact Band	E
Environmental Impact (kg/m ² /year)	18.40
Environmental Impact Band	F
Environmental Impact (kg/m ² /year)	18.40
Environmental Impact Band	G
Environmental Impact (kg/m ² /year)	18.40